CITY OF ANGELS
INITIAL STUDY & ENVIRONMENTAL EVALUATION

1. **Project Title:** The Classics on the Ridge

2. **Lead agency name and address:** City of Angels Planning Department, P.O. Box 667, Angels Camp, CA 95222

3. **Contact person and phone number:** Kaye Simonson, Planning Director 209-736-1346

4. **Project location:** The project site encompasses approximately 12.5 acres located at the northwest corner of the intersections of McCauley Ranch Road and Greenhorn Creek Road. The site is identified as Lot 124 B within the Greenhorn Creek Golf Course Community, APN 058-046-014

5. **Project sponsor's name and address:** Mission Development Group II, LLC, 500 Hopyard Road, Suite 170, Pleasanton, CA 94588

6. **General Plan designation:** Special Planning (SP)

7. **Zoning:** Commercial - Planned Development (C-PD)

8. **Description of project:** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

Background: In 1992, the Greenhorn Creek Golf Course Community was proposed as a planned development consisting of a golf course, clubhouse, practice fairway, spa, guest lodging, conference center and 767 dwelling units on 385 acres. An Environmental Impact Report (EIR) was prepared and certified for the project that same year (Gold Cliff Golf & Country Club Tier II Environmental Impact Report). The Classics on the Ridge project site is identified as Lot 124B and is located at the central entrance of the Greenhorn Creek subdivision. A 100-room hotel and conference center with up to 12,500 square feet of meeting space was originally considered for the 12.5-acre subject property. Although the Gold Cliff Golf & Country Club EIR included environmental analysis for this site, the applicant for the Classics on the Ridge project has conducted supplemental studies in the areas of cultural resources, geotechnical engineering, biological resources, traffic and a Phase I environmental site assessment report, which were used as the basis for findings in this Initial Study.

Existing Conditions: The subject property slopes down from the north to the south-southwest, for a total elevation change of about 95 feet across the site. There are a number of trees on the property, including Live Oak, Blue Oak, Bull Pine and Ponderosa Pine. Existing improvements on the project site include a temporary Visitor's Center building constructed of straw bales on the southern portion of the site. The Visitor's Center was formerly used as a sales office and will be removed to allow development of the homes. There are also remains of mining activities along the north edge of the proposed project area, consisting of prospect pits, surface vein workings, rock piles and mine shafts. The Lindsay Mine shaft entrance is also located in this area.

Land Use: Mission Development Group proposes to develop 55 single-family residences, to be known as The Classics on the Ridge, as an infill project on 12.5 acres within the Greenhorn Creek Golf Course Community. The project will have a density of 4.4 dwelling units per gross acre. There will be 50 standard lots, ranging in size from 4,474 s.f. to 13,372 s.f., for 2- and 3-bedroom homes of 1,749 s.f. to 2,438 s.f.; four different building plans for one- and two-story buildings are proposed. The remaining 5 lots will be for custom homes, on parcels ranging from 13,372 s.f. to 19,711 s.f. Approximately one-half acre along Greenhorn Creek Road will be preserved as a woodland wildlife corridor and another one-half acre in two separate parcels will be designated as

common open space area. For the standard lots, front setbacks are proposed to be a minimum of 10 feet to the habitable areas of each home and 8 feet to the porches. Side setbacks for each lot will be 5 feet, providing for a combined side yard of 10 feet between homes. The minimum rear setback will be 10 feet, with an average of 15 feet. Building coverage on the standard lots will not exceed 50%, and building height will be no greater than 30 feet. Trees in the three common areas will be retained; all others will be removed to allow grading of the site. The applicant intends to landscape both the front and rear yards of the homes and plant replacement trees. A homeowners association will maintain common areas as well as the front and rear yard landscaping.

Circulation/Parking: Public streets will provide access to Lots 1-50; a private street would lead to Lots 51 through 55. The public streets have been designed to match the existing roads within the surrounding Greenhorn Creek residential community. Pedestrian access will be provided throughout the development via a 4-foot sidewalk along the west side of street A, connecting the Trendwest project to McCauley Ranch Road, and a sidewalk will be built along one side of the entire length of Street B. The northwest terminus of Street A will serve as an Emergency Vehicle Access (EVA) between the project and the Trendwest Resort. This EVA will also provide direct pedestrian access from the resort to McCauley Ranch Road as well as golf cart access through the project. Street C maneuvers around a grove of mature oak trees and provides access to the area around the existing visitor's center (originally constructed as a temporary sales office), which will be demolished. All the homes will have two-car garages and some will include additional parking for golf carts and low-speed electric vehicles. In addition, all but 5 homes will have 20-foot long driveways, which will permit off-street parking for two additional vehicles. Approximately 34 on-street parking spaces will be provided on the public streets.

Requested Approvals: The applicants are requesting approval of a Planned Development and Vesting Tentative Map.

9. **Surrounding land uses and setting:** (Briefly describe the project's surroundings) The Greenhorn Creek Subdivision is located in the western foothills of the central Sierra Nevada mountain range within Calaveras County at an approximate elevation of 1,500 feet, about 0.5 miles west of downtown Angels Camp. The 12.5-acre Classics on the Ridge project site consists of rolling hills covered by disturbed mixed oak woodland and annual grassland. Greenhorn Creek Road and McCauley Ranch Road are located to the east of the site and Greenhorn Creek Golf Course occurs west and south of the site. Time-share condominiums (Trendwest) are located to the north. State Highway 4 is located approximately 3,300 feet to the northwest and State Highway 49 is located approximately 3,100 feet east of the site.

10. **Other public agencies whose approval is required** (e.g. permits, financing approval, or participation agreement.) California Department of Fish and Game, Regional Water Quality Control Board

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ Mandatory Findings of Significance	

DETERMINATION: *(To be completed by the Lead Agency)*

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kaye Simonson, Planning Director — April 24, 2006 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
   a) Earlier Analysis Used. Identify and state where they are available for review.
   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) The Lead agencies has incorporated, where possible, into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document has, where appropriate, included a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list is attached, and other sources used or individuals contacted are cited in the discussion.

8) The explanation of each issue identifies:
   a) the significance criteria or threshold, if any, used to evaluate each question; and
   b) the mitigation measure identified, if any, to reduce the impact to less than significance

ENVIRONMENTAL ISSUE OR TOPIC:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Visual impacts of the entire Greenhorn Creek Golf Course Community were evaluated in the Gold Cliff Golf & Country Club Tier II Environmental Impact Report, which was certified by the City in December of 1992. At that time, a conference center with up to 12,500 square feet of meeting space and a 100-room hotel were contemplated for the 12.5-acre project site. Although development at the site would modify views from the adjoining residential property, the EIR stated that modifications to scenic resources and view corridors were anticipated by the General Plan and were not considered significant. There are several retaining walls proposed within the project area that would exceed 4 feet in height; all except the wall on Lot 13 face inward toward houses. On Lot 13, the wall would be adjacent to Street A. To minimize visual impacts, retaining walls should be faced with rock, and should be designed to allow creeping plants such as ivy to grow on the wall. The EIR noted that the proposed hotel, conference center and parking areas would be likely to have exterior lighting during portions of the night. Although streetlights would add to the light and glare, they are considered to be a safety benefit. The EIR determined that with mitigation measures related to outdoor lighting, the project would not have a significant adverse impact. The proposed 55 homes would have fewer exterior lights than a hotel and its associated parking lot; down-lights with shielded bulbs should be used in the residential and common areas, and streetlights should be installed that are similar to those used throughout Greenhorn Creek.

The following mitigation measures will reduce any aesthetic impacts to a less than significant level.

Mitigation Measures/Monitoring:

I.1) Retaining walls shall be faced with rock, and should be designed to allow creeping plants such as ivy to grow on walls higher than 4 feet.

I.2) All exterior residential and common area light fixtures shall have full-cutoff, fully shielded bulbs to direct light downward and prevent glare. Lights shall be mounted no higher than necessary to illuminate the intended areas, and wattage shall be limited to the minimum necessary output for each light's application. Flood lights and up-lights shall not be used. Where appropriate, timers and activity switches should be used in common areas to reduce nighttime lighting impacts.

I.3) Street lights shall be similar in design and placement to the streetlights used in the Greenhorn

Creek Development. Prior to submittal of the final map, the Proponent shall submit for the City Engineer's approval a copy of the proposed street lighting plan. All approved street lighting facilities shall be installed by the Proponent, at his expense, prior to recording of the final map.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

The proposed residential project site is not located in an area of prime farmland, is not zoned for agricultural use and is not in a Williamson Act contract. The project is infill development within the Greenhorn Creek Golf Course Community. Past uses include ranching and mining. The property has been identified in the City's General Plan for development, and a project has previously been approved for this site.

The project will not result in any significant impacts to agricultural resources. No mitigation necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				

a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

Angels Camp is located within the Mountain County Air Basin. Air quality regulations are within the jurisdiction of the Calaveras County Air Pollution Control District. Calaveras County has been designated by the State as a non-attainment area for ozone and particulate matter (PM_{10}). State and federal standards have been exceeded in the county on an average of 12-13 days annually. A major source of ozone includes automobiles. Particulate matter is commonly generated by vehicles, fireplaces and construction dust. In the period between 1994 and 2001, the County exceeded the State standards a total of 30 times. The non-attainment designation requires the affected jurisdiction to prepare an Air Quality Plan addressing reductions of the levels of the high concentration pollutants. The Calaveras County Air Pollution Control District anticipates that this Air Quality Plan will be drafted in 2006.

Air quality impacts of the entire Greenhorn Creek Subdivision were evaluated in the 1992 Gold Cliff Golf & Country Club Tier II Environmental Impact Report and found to be less than significant. At that time, a conference center with up to 12,500 square feet of meeting space and a 100-room hotel were to be constructed on the 12.5-acre project site. However, in 1992 Calaveras County was an attainment area. The traffic study prepared for the Classics on the Ridge project determined that the 55 unit residential project would generate up to 334 fewer vehicle trips per day than the originally proposed hotel/conference center. With the reduction in the amount of vehicle trips, coupled with the mitigation measures below, the proposed 55 units will not contribute substantially to the existing air quality violation. Golf cart parking spaces are proposed to be included in about half of the proposed standard houses; to encourage the reduction of vehicle trips and as a mitigation measure, the golf cart parking spaces should also include charging facilities for electric low-speed vehicles. Electric vehicle facilities can also be provided in the 5 custom houses. The use of electric lawnmowers and other garden tools instead of gas-powered equipment can reduce impacts on air quality. Also, by requiring tankless water heaters, emissions from propane-burning appliances can be reduced.

Construction activities such as grading, excavation and travel on unpaved surfaces can generate substantial amounts of dust, and can lead to elevated concentrations of pollutants. In addition, fireplace wood burning, a common practice in this rural community, has been shown to directly relate to an impairment of respiratory function. Air monitoring stations often record some of the highest measurements of PM_{10}, or respirable particulate matter, during winter months. Therefore, a mitigation measure has been imposed to allow only gas fireplaces to be installed in new development.

The proposed project is not expected to generate any objectionable odors.

The following mitigation measures will reduce any air quality impacts to a less than significant level.

Mitigation Measures/Monitoring:

III.1) The applicant shall incorporate the following Best Management Practices into the construction and improvement plans and clearly indicate these provisions in the specifications. The construction contractor shall incorporate these measures into an Erosion and Sediment Control Plan to limit fugitive dust and exhaust emissions during construction.

a) Exposed soils shall be watered periodically during construction, a minimum of twice daily. The frequency of watering shall be increased if wind speeds exceed 15 mph. Only purchased city water or reclaimed water shall be used for this purpose. Responsibility for watering shall include weekends and holidays when work is not in progress.
b) During excavation activities, haul trucks used to transport soil shall utilize tarps or other similar covering devices to reduce dust emissions.
c) Grading and construction equipment operated during construction activities shall be properly mufflered and maintained to minimize emissions. Equipment shall be turned off when not in use.
d) Traffic speeds on unpaved roads shall be limited to 15 mph.
e) Construction sites involving earthwork shall provide for a gravel pad area consisting of an impermeable liner and drain rock at the construction entrance to clean mud and debris from construction vehicles prior to entering the public roadways. Street surfaces in the vicinity of the project shall be routinely swept and cleaned of mud and dust carried onto the street by construction vehicles.
f) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
g) All soils disturbed by grading shall be paved, reseeded, hydromulched or otherwise stabilized as soon as possible and before the rainy season begins, by October 15 of each construction year. Emergency erosion control measures shall be utilized as requested by jurisdictional agency officials.
h) Post-construction revegetation, repaving or soil stabilization of exposed soils shall be completed in a timely manner according to the approved Erosion and Sediment Control Plan and verified by City inspectors prior to acceptance of improvements or issuance of certificates of occupancy.
i) The Developer shall designate a person with authority to require increased watering to monitor the dust and erosion control program and provide name and phone number to the City of Angels Community Development Department prior to issuance of grading permits.
j) All Best Management Practices shall also apply to any off-site parcel used for construction staging. Staging areas shall be approved by the City prior to commencement of work.

III.2) Only gas fireplaces shall be installed in this project. There shall be no wood-burning devices. This condition shall be included in the final Covenants, Conditions and Restrictions of the project so that the requirement will be retained for any subsequent installations following completion of the initial construction.

III.3) The applicant shall install a sign encouraging residents who commute to the Central Valley and Bay Area to carpool.

III.4) The developer shall install electrical outlets at the front and rear of each house to encourage use of electric lawnmowers and other garden tools.

III.5) Parking spaces and charging facilities for golf carts and low-speed electric vehicles shall be constructed in at least 25 of the 50 houses on the standard lots; low-speed electric vehicle parking and charging facilities shall also be included in the 5 custom houses.

III.6) The developer shall install tankless (on-demand) water heaters in all dwelling units.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☒	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☒	☐

Surveys conducted at the time of preparation of the Tier II EIR for the Greenhorn Creek Golf Course Community found no plants of special status or vernal pools on the project site. It was determined that a large pond on the 385-acre Greenhorn Golf Course site could provide important habitat for the Western Pond Turtle, which is an animal of special status. This pond was retained as part of the golf course design, resulting in no significant impact to the Western Pond Turtle or its habitat. Mitigation measures were imposed to address impacts on wildlife habitat and wetlands for the entire Greenhorn Creek Community.

Moore Biological Consultants completed a Biological Resources Inventory on November 15, 2005 specifically for the proposed 12.5 acre Classics on the Ridge residential project within the Greenhorn

Creek Golf Subdivision. This report found that the main vegetation on the site consists of highly disturbed mixed oak woodland and annual grassland. The most dominant species of trees on the site is interior live oak with a few scattered foothill pines. Sensitive plants generally occur in relatively undisturbed areas and are largely found within unique vegetation communities such as lone chaparral, wetlands and areas with unique soils. The likelihood of sensitive plants in the project area was considered to be very remote based on levels of disturbance and the associated lack of moderate to highly suitable habitats. Wildlife consisted of species commonly found in Calaveras County. The overall potential for sensitive wildlife species to occur within the project area was also considered very low to none. Sensitive wildlife species that occur within the California Natural Diversity Database (CNDDB, 2005) include western mastiff bat, pallid bat, tricolored blackbird and Red Hills roach. Due to the presence of suitable habitat in the vicinity of the project, the valley elderberry longhorn beetle was added to the list of documented special status wildlife species. However, because no suitable foraging and nesting habitat for the tricolored blackbird was found on the subject site itself, the biologist determined that the potential for occurrence is very low to none. The same was found true for the Red Hills roach since the single on-site ephemeral channel does not provide suitable habitat for the species, and for the Valley elderberry longhorn beetle since there are no blue elderberry shrubs on the project site. Although western mastiff bats and pallid bats have been observed in the vicinity, they have not been encountered on the project site. Both of these bat species may use trees within the site for occasional roosting purposes, but no on-site cliffs and significant rocky outcrops that would be highly suitable for maternity roosts were observed. The interior of the mineshaft along the east side of the dirt portion of the McCauley Ranch Road was examined; although determined to be potentially suitable habitat for bats, no evidence was found that bats inhabited the mine. Precautionary measures were recommended in the study to ensure bats that might occupy the mines will not be impacted by construction. The EIR certified for the original Greenhorn Village project did not identify any potential for significant impacts to the mastiff bat, pallid bat, tricolored blackbird or Red Hills roach. In addition, the City of Angels General Plan stated that there are no known rare or endangered species of wildlife within the planning area except for the Western Pond Turtle.

The United States Army Corps of Engineers (USACE) exerts jurisdiction over "Waters of the United States", which includes vegetated wetlands and unvegetated drainages. No wetlands of any type were found within the 12.5-acre project site. However, there is a short section of an ephemeral stream channel located in the east central portion of the site. This channel may be an artifact of past mining and appears to convey water only during storm events. This area is shown on the site plan as "preserve" and will not be developed. Since the "preserve" is to be left as open space, the build-out of the project would not have any impacts to potential waters of the U.S. or wetlands.

The Federal Migratory Bird Treaty Act protects raptors and nesting common songbirds. In addition, raptors and their nests are protected by provisions of the California Fish and Game Code. According to the Biological Resources Inventory, raptors, as well as a few degraded stick nests, were observed within the site during the 2005 surveys. Because of the size of the site and the number of relatively large oaks, it is possible that one or more pairs of raptors, plus a variety of songbirds, nest in on-site trees each year. A nesting survey will be required prior to commencement of construction to ensure there are no impacts to nesting raptors, common and special-status birds.

The City of Angels does not have a Tree Preservation Ordinance. However, Section 17.63.080.A of the City of Angels Municipal Code provides landscaping guidelines, including, "Preserve existing healthy trees where in the interest of the development." As stated in the Tier II EIR prepared for the original Greenhorn Golf Course Community project, native oak tree retention and/or mitigation is normally required under the California Department of Fish and Game policy for project approval. In addition, Senate Concurrent Resolution No. 17 requests state agencies to "protect native oak woodlands" or "provide for replacement plantings" in the course of carrying out their (state agency) duties. The Greenhorn EIR evaluated and required mitigation only for those trees large enough to have wildlife habitat value (12 inches d.b.h.).

Douglas Nix of LandWatch, Incorporated, prepared a Tree Inventory Report, dated December 8, 2005, to evaluate the general health and structural condition of trees with at least one trunk measuring 12 inches diameter at breast height (d.b.h.) within the development area of the proposed Classics on the Ridge. One hundred thirty (130) trees were found to be greater than or equal to 12 inches d.b.h. The dominant species

is interior live oak, most of which are actually sprout clumps. The arborist noted that they were likely cut for firewood sometime in the past and regenerated as small multi-trunk trees. Ninety-one of the 130 12" d.b.h. trees are to be removed and 39 are to be preserved. Of the 91 trees to be removed, 19 are in poor structural condition and 3 are in poor health. Therefore, 22 (24%) of the 91 trees to be removed are either in poor health or poor structural condition. Development and tree removal was previously approved for the site. The EIR prepared for the original Greenhorn Village project required one 1-gallon sized native oak sapling to be planted for each 12 inch or greater d.b.h. tree removed; however, the applicants have stated their intention to plant 15-gallon trees as mitigation. The landscape plan proposes 22 Valley Oaks, 55 Coast Live Oaks, and 39 Blue Oaks (116 oak trees total), plus 44 Chinese Pistache trees and 93 Crape Myrtle bushes.

The project will not conflict with local resource protection ordinances, or provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other similarly approved plan, and does not conflict with previous mitigation obligations.

With the incorporation of the following mitigation measures, impacts to biological resources will be reduced to a less than significant level.

Mitigation Measures/Monitoring:

IV.1) A qualified ornithologist shall conduct preconstruction surveys for nesting raptors, passerines, and non-passerine land birds no more than 30 days prior to the commencement of project-related activities if this work would commence between February 1st and August 31st. If active nests are detected, tree felling shall be delayed until the young have fledged. The qualified ornithologist shall determine the need for a construction setback.

IV.2) Prior to the start of construction, a qualified biologist shall conduct an internal mine survey of any open mineshafts for the presence of bats. If bats are encountered, the biologist shall formulate recommendations to humanely exclude the bats prior to the start of construction and ensure that none are sealed inside the mine. Should the mine be determined to serve as a night roost, no work activities shall occur within 100 feet of the mine entrance between sunset and sunrise prior to closure. If a maternity roost is detected, exclusion and construction shall be delayed until after the end of maternity season (August 31st).

IV.3) The applicant shall plant a minimum of 91 fifteen-gallon trees throughout the project area. Native oaks shall be used as the primary replacement species, wherever appropriate and based on soil conditions and/or adjacent watering.

IV.4) A tree protection plan shall be submitted to the Community Development Department for approval prior to issuance of grading or building permits. During construction, oak trees and their roots shall be protected by establishing and fencing no-excavation/no-fill area encompassing an area under the entire tree canopy, consistent with the approved tree protection plan. Fencing shall be installed around the perimeter of the trees' drip line or at the limit of grading where grading encroaches into the drip line. Drip line is defined as the point where the distance from the edge of the tree canopy to the trunk is the greatest. This radius shall be used in establishing the perimeter of the exclusion fencing. Fencing shall be a minimum four-foot height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Fencing materials shall be highly visible and sturdy such as a portable cyclone fence or comparable fencing material. Signs shall be posted on fencing prohibiting parking of vehicles or storage of materials within the trees' drip line.

IV.5) Grade changes that affect surface and subsurface drainage around the trees shall be avoided. Adequate drainage shall be maintained to prevent any ponding of water around the base of trees.

IV.6) Trenching within the drip line of the trees shall be minimized. Trenches shall not be excavated closer than half the distance from the trunk to the edge of the tree canopy. An alternative to trenching will be to place utilities in a conduit bored through the soil, to minimize root damage. If trenching within the drip line is unavoidable, a joint trench may be used for utilities, except non-city utilities shall not be placed in the same trench as city utilities, as noted in XVI.4, below, to minimize the damage caused by multiple

trenching. Where possible, trenching shall be within the driveways, roads or other improved areas. If trenching is necessary on both sides of a tree, an arborist shall be present on site to approve and supervise. Unless absolutely necessary, roots three inches in diameter and larger should not be cut.

IV.7) Any irrigation installed under the drip line of any of the oak trees shall be designed to be compatible with natural oak habitat, and sprinklers for other areas shall be set so the areas beneath the oak trees are not impacted by over-watering.

IV.8) Minimize to the greatest extent practical the amount of hard surfaces under the canopies of the trees. Permeable surfaces shall be used for walkways, patios and other surfaces under the canopies of the oak trees where feasible.

Sources: ECORP Consulting, Inc., Bat Roost Habitat Assessment, April 6, 2006
LandWatch Incorporated, Tree Inventory Report, December 8, 2005
Moore Biological Consultants, Biological Resources Inventory, November 15, 2005

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☒	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☒	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Foothill Resources, Ltd., prepared a Cultural Resource Survey for the 12.5-acre project site in November of 2005. The parcel was researched at the State of California, Central California Information Center, by the Native American Heritage Commission and local tribal representatives and was physically surveyed by foot. Two previously recorded resources were identified: a ditch (CA-CAL-1374H) and a portion of the Lindsey Mine (CA-CAL-1572H). The authors evaluated both in 1994 as part of the cultural resources study for the Greenhorn project. The survey confirmed the previous evaluation that the resources were not significant. Foothill Resources recommended no further cultural resources evaluations. Although there are no known archaeological resources on the site, there is always the potential for discovery of artifacts during ground-disturbing activities. There are no known paleontological resources on the site and no unique geological features. There are no known human remains on the site. If they are discovered during construction, state law requires that the Calaveras County Coroner and the Native American Heritage Commission be contacted.

The following mitigation measures will ensure less than significant impacts to cultural resources.

Mitigation Measures/Monitoring:

V.1) Should ground-disturbing activities associated with construction reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist (i.e., one who meets the Secretary of the Interior's Professional Qualification Standards pursuant to 36 CFR Part 61) can be consulted to evaluate the remains and implement appropriate mitigation procedures.

V.2) If any human remains are discovered during construction, state law requires that the Calaveras County Coroner and the Native American Heritage Commission be contacted. The City of Angels Planning Department shall also be notified.

Source: Foothill Resources, Ltd., Cultural Resource Survey, November 8, 2005

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☒	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☒	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

The project site is located in the foothills of the central Sierra Nevada mountain range on the west side of Angels Camp. The previously certified Tier II EIR for the Greenhorn Creek Golf Course Community determined that geologic issues were not significant.

Condor Earth Technologies completed a Geotechnical Engineering Study on November 9, 2005, to specifically address geologic hazards within the proposed development. The report stated that the closest active or potentially active regional faults are the Bear Mountain and Melones Fault Zones, comprising the Foothill Fault System. This system generally demonstrates a low level of seismic activity and is classified as a Class C seismic source zone by the California Geological Survey. No relatively loose sand or low plasticity silt layers that are susceptible to liquefaction or cyclic densification were encountered in the test pits; therefore, the report concluded that the potential for occurrence of liquefaction at the site is very low. Although the potential for fault rupture occurring at the site is considered also to be low, the site could be subject to earthquake shaking, which buildings constructed in conformance with current California Building Code standards should be able to withstand. The report also stated that based on the results of tests performed on samples of soil beneath the site, the on-site soil has a low expansion potential. Therefore, no special grading and foundation design criteria to reduce the effects of expansive soil are required. In summary, the report concluded that there are no seismic or geological hazards, with the exception of old mine workings (see below).

The grading required to permit development of the project has the potential to cause water erosion if construction is carried out during the rainy season (October 15 through April 15). The grading also has the potential to cause wind erosion if the soil conditions are dry. Retaining walls are proposed throughout the site; all walls more than 4 feet tall must be engineered.

Past mining activities has created a subsurface system of tunnels and shafts, primarily excavated in hard rock. These tunnels and shafts have collapsed in the past and will continue to collapse in the future as the tunnels and shafts continue to fill with water and supporting timbers decay and crumble. The certified engineering geologist used a two-phased approach to the investigation of the portion of the site east of the proposed McCauley Ranch Road extension, where there are mine workings, including the backfilled Central Lindsay Shaft, other near-vertical or inclined shafts, excavations, prospect pits and waste rock piles and fill. According to the geologist, the excavations might actually be depressions associated with collapsing mineshafts. The geologist opined that the Lindsay Mine shaft was likely filled with non-engineered soil. The report further described how the existing mine shafts could collapse from weakening and from pressure from additional fill and foundations. The Geotechnical Engineering Study stated that a Phase II Geotechnical investigation, which includes subsurface exploration, needed to be performed prior to final design of the portion of the site east of McCauley Ranch Road. The Preliminary Findings of the Subsurface Investigation report was completed in December 2005; the geologist recommended specific mitigation measures regarding the construction of foundations and placement of homes on Lots 51-55, including over-excavation and placement of engineered fill or deep foundations. The report also recommended placement of buildings outside of certain areas. Of note are lots 49 and 50; the no-build area identified in the Geotechnical Engineering Study covers both of the proposed building areas on these two lots. The subsequent subsurface investigation did not examine these two lots. Prior to recordation of the final map, a registered geological engineer must complete an analysis of all geological hazards and prepare a plan for elimination of hazards, either through construction techniques or building placement. Furthermore, it may prove necessary after completion of further geotechnical studies to eliminate Lots 49-50; their deletion could still result in a finding of the final map being in substantial compliance with the tentative map.

No septic systems are proposed; the development will be served by the City of Angels water and sewer systems.

The following mitigation measures will ensure that all geologic impacts are reduced to a less than significant level.

Mitigation Measures/Monitoring:

VI.1) The developer shall submit a Storm Water Pollution Prevention Plan (SWPPP) that includes an Erosion Control Plan and incorporates Best Management Practices (BMP) established by the Regional Water Quality Control Board (RWQCB), for review and approval by the City Engineer prior to issuance of a grading permit, and for implementation of all construction to take place between October 15 and May 15 of any year. In the absence of such an approved and implemented plan, all construction shall cease on or before October 15, except for work necessary to implement erosion control measures.

VI.2) All soils disturbed by grading shall be paved, reseeded, hydromulched or otherwise stabilized as soon as possible and before the rainy season begins, by October 15 of each construction year. Emergency erosion control measures shall be utilized as requested by jurisdictional agency officials.

VI.3) Prepare a Geotechnical Engineering Report for the design of all earthwork, cuts and fills, drainage, pavements, utilities, foundations and structural components. All work shall conform with the specifications and criteria contained in the geotechnical report, as approved by the City Engineer. The geotechnical engineer shall sign the improvement plans and certify the design as conforming to the specifications. Construction and improvement plans shall be reviewed for conformance with the geotechnical specifications by the Engineering and Building Departments prior to issuance of grading or building permits. Additional soils information may be required by the Engineering or Building Departments during the plan check of building/improvement plans.

VI.4) Prior to recordation of the final map, proponent shall complete an analysis of geological hazards by a Registered Geotechnical Engineer for Lots 49 thru 55 and make recommendations for elimination of all identified hazards contained therein, subject to the approval of the City Engineer. The final map shall contain notes regarding limitations on placement of structures (building footprint envelopes), foundation types required, or any other limitations on construction for Lots 49 thru 55 as determined by the geotechnical analysis and as required by the City Engineer.

VI.5) Proponent shall submit a grading plan for each lot for review and approval of the City Engineer prior to construction of any improvements or approval of the final map. Proponent is alerted to Section 401(f) permit as may be required by the Regional Water Quality Control Board (RWQCB). Proponent is alerted to General Permit for Discharges of Storm Water Associated with Construction Activities required by the State Water Resources Control Board (SWRCB).

VI.6) The project engineer shall submit compaction test data or other evidence of lot preparation and certify that all lots are satisfactory for construction using conventional concrete foundations and footings for Lots 1-48, and as specified by the Geotechnical Engineer for Lots 49 through 55.

VI.7) All construction activities shall meet the Uniform Building Code regulations for seismic safety.

VI.8) Foundation and structural design for all buildings shall conform to the requirements of the Uniform Building Code, state and local laws/ordinances, and for Lots 49 through 55, the recommendations of the Geotechnical Engineer. Construction plans shall be subject to review and approval by the Building Department prior to the issuance of a building permit. All work shall be subject to inspection by the Building Department and must conform to all applicable code requirements and approved improvement plans prior to issuance of a Certificate of Occupancy.

VI.9) Prior to the commencement of grading or construction activities, access to onsite shafts and adits shall be controlled or eliminated through closure, barricade, fencing or cover.

VI.10) All retaining walls more than 4 feet tall must be engineered.

Sources: Condor Earth Technologies, Inc., Geotechnical Engineering Study, November 9, 2005
Condor Earth Technologies, Inc., Preliminary Findings, Subsurface Investigation, December 27, 2005

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☒	☐

Condor Earth Technologies, Inc. completed a new Phase I Environmental Assessment Report for the 12.5-acre Classics on the Ridge project in November of 2005, and completed a Preliminary Subsurface Investigation report on December 27, 2005. Based on a search of records and interviews with the site manager and others, the report concluded that there are no issues that constitute a recognized environmental condition pursuant to the American Society for Testing and Materials Standard (ASTM),

which is the professionally accepted standard used for Phase I assessments. The consultants did, however, opine that the areas of mining activities could pose potential physical hazards such as sub-grade stability issues, and within the supplemental Subsurface Investigation Preliminary Findings, did recommend mitigation measures for the construction and placement of foundations. This issue will be handled through the required Phase II Geotechnical investigation and is fully addressed above in Part VI, Geology and Soils.

The residential subdivision is not expected to involve any hazardous material storage or transport, other than those small amounts commonly used by homeowners such as pesticides and gasoline. New roads will serve the new dwellings, thereby creating additional avenues for emergency evacuations. The project will lessen the risk of wildland fires since the development will replace existing grassland. In addition, the development will include the installation of fire hydrants and access roads to the hillside property. Therefore, the project is not considered to be at a greater risk than the rest of the city with respect to wildland fires.

While the site is within a one-quarter mile radius of Mark Twain Elementary School, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. The site has not been included on any list of hazardous materials sites. The project site is neither within an Airport Land Use Plan nor within two miles of a public or private airstrip.

Impacts related to hazards and hazardous materials will be less than significant. No mitigation necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☒	☐	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☒	☐	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

The project area is located in the western foothills of the central Sierra Nevada mountain range. Elevations west of the proposed McCauley Ranch Road extension slope gradually to the south from an approximate elevation of 1,505 to 1,435 feet. East of the McCauley Ranch Road extension the elevation varies from 1,530 to 1,450 feet. The highest ground surface is near the north side of this portion of the site and the ground surface generally slopes down to the northwest and south-southeast from this high ground area. The property historically drains down to a small documented seasonal wetland on the lower portion of the 10th tee of the golf course at the south end of the subject property. At peak storm flow, that area drains to the man-made year-round wetlands on the southwest side of the 10th tee. Development on the project site was approved with the Greenhorn Creek Golf Course Community project. New drainage facilities, capable of handling runoff from this residential project, were installed as a part of the overall Greenhorn project.

The City's General Plan states that the quality of the surface waters within the area is excellent with less than 110 parts per million of dissolved solids. In addition, suspended soils are rated low, which improves water quality. Some on site drainage patterns will change as a result of grading and building construction. Project grading has the potential to cause sediment and/or pollutants to directly or indirectly enter the storm drain system or ground water. Sediment from grading and excavation activities, oil and grease from equipment and vehicles, fertilizers and herbicides are all considered non-point source pollutants (NSP). A Storm Water Prevention Plan (SWPP), which includes an Erosion Control Plan incorporating Best Management Practices (BMP) established by the Central Valley Regional Water Quality Control Board (NCRWQCB), shall be submitted and approved by the Engineering Department prior to issuance of grading permits, to ensure NSP do not escape the development site. Any impacts to water quality and wastewater discharge from the residential project will be mitigated to less than significant through evaluation of drainage system plans, hydrologic and hydraulic calculations, indicating quantities of water, water flow rates, major water courses, drainage areas and patterns, diversions, collection systems, and drainage courses. Downstream calculations are required to ensure that all downstream facilities are adequate to handle flows from the site.

According to the City's General Plan, there is low groundwater potential, with low yield to individual wells. The EIR prepared for the Greenhorn Creek Subdivision stated that reclamation of shafts and adits has the potential for groundwater contamination. Some shafts are water-filled or have the potential to intercept groundwater. Depending on the nature of the fill material chosen, groundwater quality may be adversely affected. This will be addressed in the Phase II geotechnical investigation, as recommended in the Condor Earth Technologies Geotechnical Engineering Study and required by Mitigation Measure VI.3 above, and Mitigation Measure VIII.8 below.

The proposed project is not located in a 100-year floodplain and flood hazard within the planning area is minimal. Dam failure could occur in one or more of the many large or small dams within Calaveras County, which could cause flooding and loss of life and property. However, none of these dams are located in the immediate vicinity and the drainages are away from the project site; therefore, it is unlikely that the failure of any dams would cause any loss of life or property.

Seiches are earthquake-generated waves within an enclosed or restricted body of water such as a lake or reservoir. While the project site is located just over 1½ miles upstream from the nearest point of New Melones Reservoir, terrain and drainages are such that the reservoir would have no impact on the project, nor is there any evidence that seiches have ever occurred in lakes or reservoirs in the area. Because Angels Camp is not within proximity to a seacoast, there is no potential for a tsunami.

The following mitigation measures will reduce any hydrological/water quality impacts to a less than significant level.

Mitigation Measures/Monitoring:

VIII.1) The applicant shall submit a detailed drainage study, grading plan and drainage plan for review and approval by the City Engineer prior to approval of a final map, improvement plan, grading or building permit. The project grading and all site drainage improvements shall address dust and erosion control, adhere to provisions of the Clean Water Act, and be designed and constructed in conformance with the City's Standards and Specifications. No lot-to-lot sheet flow shall be permitted. Surface runoff shall be addressed within the project sites, and then conveyed to an appropriate storm drainage system. All hydrologic, hydraulic and storm drain system designs shall be subject to review and approval by the City Engineer. The Proponent shall construct all required drainage improvements as identified in the approved Drainage Study at the Proponent's sole expense.

VIII.2) A Storm Water Pollution Prevention Plan (SWPPP), which includes an Erosion Control Plan incorporating Best Management Practices, shall be submitted and approved by the City Engineer prior to issuance of grading permits, to ensure pollutants do not escape the development site during construction and for the life of the project. The plan shall include measures to provide filtration of all runoff and to prevent pollutants from entering any natural drainage.

VIII.3) All construction activities shall be performed in a manner that minimizes the sediment and/or pollutants entering directly or indirectly into the storm drain system or ground water. The applicant shall incorporate the following provisions into the construction plans and specification, to be verified by the City Engineer and Community Development Department, prior to issuance of grading or building permits.

a) The applicant shall designate construction staging areas and areas for storage of any hazardous material (i.e. motor oils, fuels, paints, etc.) used during construction. All construction staging areas shall be located way from any stream or drainage areas to prevent runoff from construction areas from entering into the drainage system. Areas designated for storage of hazardous materials shall include proper containment features to prevent contaminants from entering drainage areas in the event of a spill or leak.
b) No debris, soil, silt, sand, cement, concrete or washings thereof, or other construction-related materials or wastes, oil or petroleum products or other organic or earthen material shall be allowed to enter any drainage system. All discarded material including washings and any accidental spills shall be removed and disposed of at an approved disposal site. The applicant shall designate appropriate disposal methods and/or facilities on the construction plans or in the specifications.

VIII.4) All lots shall be graded so as not to drain onto any other lot adjoining the property prior to being deposited to an approved storm drainage system.

VIII.5) Prior to submittal of the improvement plans, the Proponent shall conduct and submit to the City Engineer a complete drainage study of the project site in accordance with the City Improvement Standards. All storm drains and street drainage shall be placed in closed conduits or other drainage facilities as approved by the City Engineer.

VIII.6) All required drainage easements shall be along lot line boundaries, or at other locations as approved by the City Engineer, and shall be shown on the final map.

VIII.7) The applicant shall submit the required Notice of Intent for compliance with the conditions for a general permit under the National Pollutant Discharge Eliminate System (NPDES) storm water permit for construction activities administered by the State of California Regional Water Quality Control Board.

VIII.8) If shafts or adits are to be backfilled for purposes of closure, the proponent shall submit to the City a report from a soils engineer, geologist, or professional engineer indicating that any fill placed in the shafts, adits, or wells that is likely to contact groundwater is composed of material that will not result in water quality degradation. If feasible, waste rock and materials onsite shall be used to fill shafts, adits and wells where there is no risk of water quality degradation or any risk of creating acid mine waste. The sulphide content of waste rock shall be evaluated prior to its use for assurance of limited risk.

Source: National Flood Insurance Program, Flood Insurance Rate Map, Community-Panel Number 060021 0001 D, May 19, 1997.

	Potentially Significant Impact	**Less Than Significant with Mitigation Incorporation**	**Less Than Significant Impact**	**No Impact**
IX. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

The project site is part of a previously approved planned development. The change in project specifics from a hotel/conference center to single-family residences will not physically divide an established community, and the project is not inconsistent with the original planned development approval. The housing will be compatible with the existing surroundings, which include residential uses. The proposal is consistent with the Planned Development zoning and the General Plan designation of Special Planning for the Greenhorn Creek Subdivision. There are no applicable habitat conservation or natural community conservation plans. Through the planned development, the project requests flexibility in lot size and building coverage, setbacks and placement, plus retaining wall height. (See Appendix B for the Planned Development site plan.) Building envelopes are being established on each of the 55 lots. The smallest standard lot would be 4,474 s.f. and the proposed maximum building coverage would be 50%. The

average lot coverage on the standard lots would be 35.29%. The minimum requested front setback is 10 feet, but most houses would have 20-foot front setbacks to the garages to allow parking in the driveways; 5 houses would have 18-foot front setbacks to garages. Porches would be allowed to encroach 2 feet into the front setback. The proposed rear setback would be 10 feet, with 6-foot setbacks allowed to rear porches. For the 5 custom lots, greater setbacks are allowed and 35% building coverage would be permitted, with a maximum allowable floor area of 4,500 s.f. Building heights on all lots would be limited to 30 feet. Gross density for the project is 4.4 units per acre; net density, excluding streets and common areas, would be about 5.8 units per acre.

There will be no adverse impacts to land use/planning. No mitigation necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

There are several old abandoned mine shafts on the subject property; none are currently being mined. The property was zoned for and approved for development. It is not listed as an important mineral resource site.

There will not be any significant impacts to mineral resources. No mitigation necessary.

XI. NOISE – Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The City's General Plan limits exterior noise levels to a maximum of 60 dB(A) and interior noise levels of 45 dB(A). A significant sound source is motor vehicle traffic on Greenhorn Creek Road, but it is not anticipated to exceed this level at the project site. Construction and operation of the proposed project would not expose people to excessive ground-borne noise or vibration. Following occupancy, the project will generate noise typically associated with residential uses, such as automobile and delivery truck traffic, leaf blowers and mechanical equipment such as air conditioning units. However, these levels of noise are not anticipated to exceed General Plan standards. There may be temporary short-term noise associated with construction activities that could intermittently approach 105 dB(A) for heavy impact machinery. The transient occupancy of the adjacent Trendwest facility may have greater sensitivity to noise-producing construction activities, particularly in the morning period. Provided construction mitigation measures are implemented, the temporary noise from the construction will be less than significant. The project is not located near a public or private airport and will not be subjected to air traffic noise.

The original Greenhorn Creek Golf Course Community, as evaluated in the Gold Cliff Golf & Country Club Tier II Environmental Impact Report, included a conference center with up to 12,500 square feet of meeting space and 100-room hotel on the 12.5-acre project site. A traffic study completed for the proposed 55 unit residential subdivision determined that the project would produce 300+/- less vehicle trips than the hotel/conference room was expected to generate. Therefore, noise from motor vehicle traffic will be significantly less than originally contemplated for this parcel.

With the inclusion of the following mitigation measures, the temporary noise from construction will be less than significant.

Mitigation Measures/Monitoring:

XI.1) Exterior and interior construction activities, as well as start-up of machines or equipment, delivery of materials or equipment, cleaning of machines or equipment, and servicing of equipment, shall be limited to between 7:00 a.m. to 6:00 p.m. Monday through Friday, except servicing of equipment shall be allowed until 7:00 p.m. The operation of heavy-impact equipment such as pile drivers shall be limited to between 9:00 a.m. to 4:00 p.m. Interior construction that is entirely contained within the building and that does not require the use of any exterior equipment, machinery or power tools shall be permitted between 9:00 a.m. and 4:00 p.m. on Saturdays, Sundays and all holidays recognized by the City of Angels. The Developer's phone number shall be made available for noise complaints.

XI.2) All construction equipment powered by internal combustion engines shall be properly mufflered and maintained to minimize noise. Equipment shall be turned off when not in use.

XI.3) Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practical. Stationary construction equipment, such as compressors, mixers, etc. shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

XI.4) The developer shall designate a Project Manager with authority to implement the mitigation measures and who will be responsible for responding to any complaints from the neighborhood, prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site(s), and visible from public ways. Mitigation measures shall also be posted

conspicuously at the site. The Project Manager shall determine the cause of noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem. Violation of the construction noise mitigation conditions may result in issuance of a stop-work order by the City of Angels Building Department until the Project Manager provides satisfactory evidence to the City that all noise problems inconsistent with these mitigation measures have been corrected.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING – Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The site has previously been approved for development. Gross density for the project is 4.4 units per acre; net density, excluding streets and common areas, would be about 5.8 units per acre; by comparison, the City's General Plan allows a density of 6 units per acre for areas designated RL Residential Low Density. Average household size in the city is 2.34 persons. The proposed 55 homes would therefore have approximately 128 residents at build-out, and would not constitute a substantial population growth. No existing housing or people will be displaced.

The population/housing impacts will be less than significant. No mitigation necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES –				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				

Fire protection?	☐	☒	☐	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☒	☐
Parks?	☐	☐	☒	☐
Other public facilities?	☐	☒	☐	☐

The project would be served by the City of Angels Fire and Police Departments. The project will not have a significant impact on response times for police and fire protections, and will not require any new or expanded government facilities, parks or schools. Emergency access through the project is adequate, including the one-way loop on Street C and the proposed hammer-head turnaround at Lots 50-55. The design of the gate at the emergency vehicle access between the project site and Trendwest will be subject to approval by the Fire Marshal. Fire flow in the area is sufficient. Fire hydrants will be required to be installed throughout the subdivision, per UFC/CFC § 903.42 and Appendix III-B; required spacing is 500 feet.

Angels Camp is served by two school districts: Mark Twain Union School District (K-8) and Bret Harte Union School District (9-12). The area served by the school districts includes property outside the City limits. Students from the Vallecito School District (K-8), located near Murphys, also attend the Bret Harte High School. At the time of the preparation of the Greenhorn Creek Golf Course Community EIR, the capacity of the elementary school was 550, and enrollment was 500. The capacity of the high school was 856 with 769 students attending. The enrollment of the elementary school is now 504; enrollment at the high school is 892. At least 6 new classrooms have been added to the high school since the preparation of the Greenhorn EIR, which increased the capacity. The ratio of elementary school children per housing unit ranges from .20 to .24, so that the proposed development could add 13 new students to the elementary school. The ratio of high school students per housing unit is .12 to .14, so that the proposed development could add up to 8 new students to the high school. While impacts to the schools were found to be significant at the time of the certification of the Greenhorn Creek Golf Community EIR, it appears that the enrollment of the elementary school since 1992 has not significantly increased; in fact, enrollment at Vallecito has declined, and the enrollment at Mark Twain is expected to decline. The project proponent will be required to pay school mitigation fees, which adequately mitigate potential impacts of this project.

The EIR certified for the Greenhorn Creek project found no significant impact to recreation facilities since the project provides extensive onsite recreation. Due to the existing acres of parkland available to residents, no significant impact on recreational facilities will result from the development of the proposed 55 residences. Additionally, payment of Community Service Impact Mitigation Fees would be required for the project, which includes fees for acquisition and improvement of parks.

The project will become part of the Greenhorn Creek Landscape and Lighting District (LLD), and all property owners would pay the LLD assessment for maintenance of streets, sidewalks and streetlights for the entire Greenhorn Creek development. However, the maintenance of the common areas, Parcels A, B and C, would be the responsibility of the Homeowners Association created for this project area.

With the following mitigation measures for fire protection, the impacts to public services will be less than significant.

Mitigation Measures/Monitoring:

XIII.1) Install fire hydrants throughout the subdivision, per UFC/CFC § 903.42 and Appendix III-B; required maximum spacing is 500 feet. Prior to submittal of the final map, the City Fire Safety Officer shall certify that the Proponent has complied with all fire protection requirements including but not limited to the installation of the required fire hydrant system.

XIII.2) The design of the emergency vehicle access between the project site and Trendwest, at the north end of Street A, shall be reviewed and approved by the Fire Marshal.

XIII.3) The project shall be annexed to the Greenhorn Creek Landscape and Lighting District (LLD), and all property owners shall pay the LLD assessment accordingly.

XIII.4) The maintenance of the common areas, Parcels A, B and C, shall be the responsibility of the Homeowners Association created for this project area and shall not be the responsibility of the LLD.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XIV. RECREATION –				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

The EIR prepared for the Greenhorn Creek Golf Course Community noted that the project would include a privately-owned, publicly accessible golf course and other recreational amenities. A mitigation measure was included stating that the project should include developed park or open space land to meet General Plan requirements for residents of the project area. Besides the golf course, the Greenhorn Golf Course Community currently includes a swimming pool and recreation center. The nearest city park, Gateway Park, is located along Greenhorn Creek Road north of Selkirk Ranch Road. The project would include picnic facilities on Parcels B and C, and, on Parcel B, a bocce court, for use by the residents of the proposed development. Since adequate recreational facilities are provided within the area, the construction of the 55 infill homes will not increase the use of city or regional parks such that physical deterioration would occur, and will not require additional recreational facilities that could have an adverse physical impact on the environment. Community Service Impact Fees, which include capital improvement fees for city parks, will be paid for the project.

The impacts to recreation will be less than significant. No mitigation necessary.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC – Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to	☐	☒	☐	☐

capacity ratio on roads, or congestion at intersections)?				
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

The impacts resulting from additional traffic and the new roads to serve the Greenhorn Golf Community were analyzed in the EIR prepared in 1992. At that time it was found that the project could add as many as 7,500 new vehicle trips per day into the City's circulation system. Mitigation measures were imposed to reduce any impacts to a less than significant level. At the time of the preparation of the EIR, a 100-room hotel and a conference center with up to 12,500 square feet of meeting space was proposed for the subject site.

KD Anderson Transportation Engineers completed a focused traffic assessment for the proposed 55-unit residential project on November 18, 2005. Based on the ITC Trip Generation, 7th edition, KD Anderson estimated that the proposed project could generate 536 daily trips with 57 of those occurring during the p.m. peak hour. The hotel/conference center previously assumed for this site would have generated 870 daily trips, 76 of which would have been during the p.m. peak hour. Because the planned development on the project site generates less traffic than previously assumed, impacts will be less than or the same as already identified. It should be noted the traffic analysis performed with the EIR assumed a "Through Road N" connecting McCauley Ranch Road and Selkirk Ranch Road through what is now the Trendwest time share development and A Street of this project. This street is proposed to be gated between the two developments, to be an emergency vehicle access only; therefore, it will not be a through street as originally analyzed in the EIR. Traffic impacts from this development will be solely associated with the McCauley Ranch Road/Greenhorn Creek Road intersection and will have a greater impact than previously assumed in the EIR traffic study. Although it does not appear these impacts will be significant, the traffic study should be corrected to reflect this condition.

The traffic report notes that, within the city, the SR49/Stanislaus Avenue intersection currently operates at a LOS E in the a.m. peak hour, and peak hour warrants passed on volume are met. However, peak hour warrants based on delay are not met nor does the volume of traffic occurring during the p.m. peak hour satisfy peak hour warrants. Therefore, the report preparers determined that the City of Angels Camp and Caltrans should continue to monitor traffic conditions at the SR49/Stanislaus intersection and install a traffic signal when warranted. The Classics on the Ridge project will be required to pay traffic mitigation fees, which would constitute its fair share contribution to cost of signalization. Additionally, the proponent will be required to construct all new streets to city standards, or to private street standards as ultimately approved by the City Council.

There are no airports within the City limits, and the City is not located within major flight paths associated with The Calaveras County Airport.

Extensions of the existing streets to access the development will be constructed to city standards and will provide additional emergency access. Emergency access as proposed is adequate.

Each residential unit will have a two-car garage and all but 5 will have two uncovered spaces in the driveways. An additional 34 on-street parking spaces will be provided for a total of 134 parking spaces in addition to the required 2 spaces in each garage, or 2.34 extra spaces per unit.

The proposal will not conflict with any adopted alternative transportation plans or policies. Subject to the following conditions, traffic impacts will be less than significant.

Mitigation Measures/Monitoring:

XV.1) Correct the traffic study to show that the "Through Road N" identified in the EIR, connecting McCauley Ranch Road and Selkirk Ranch Road through what is now the Trendwest time share development and A Street of this project, will be gated for emergency vehicle access only, and that the traffic impacts from this development will be solely associated with the McCauley Ranch Road/Greenhorn Creek Road intersection and may have a greater impact than previously assumed in the EIR traffic study.

XV.2) Prior to recordation of the final map, the Proponent shall construct road improvements that meet the requirements of the 1998 City Improvement Standards. Road improvements shall include but not necessarily be limited to:

a) Construction of all roads shall be to City Improvement Standards or the revised standards approved by Planning Commission.
b) Roads within project shall be in accordance with geometrical sections set forth in XV.3, below. Traffic index shall be not less than:
    Collector 6
    Neighborhood 5
    Private Neighborhood 5
c) Storm drain improvements.

XV.3) Road improvements shall be constructed as follows:

a) Asphalt surface width for all proposed roads shall not be less than 20' excluding parking area width.
b) Road design shall include a 2' debris bench adjacent to all cut slopes. Prior to approval of the road improvement plans, the City Fire Marshal shall certify all roads comply with all fire equipment turnaround requirements.
c) All parking shall conform to Chapter 17.69 of the Angels Municipal Code. All roads shall include no parking signs as directed by the City Engineer.
d) Sidewalk improvements shall be continuous across the frontage of Street A, Lots 13 and 14. Handicap ramps shall be placed at the following sidewalk locations:
    i. Intersection of Street A and Private A Street.
    ii. Lot 14 and on opposing side of Street A.
    iii. Existing sidewalks on both sides of McCauley Ranch Road intersection.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☒	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

The residential project will not exceed wastewater treatment requirements of the State Regional Water Quality Control Board's Central Valley Region 5b.

The EIR prepared for the Greenhorn Creek Golf Course Community and certified in 1992 analyzed the impacts on the City's water and sewer capabilities. It was noted that an expansion of both systems would be required to serve the development; infrastructure improvements were completed with the completion of the Greenhorn Creek development (with the exception of the 12.5-acre site). New storm water drainage facilities were also completed with the construction of the golf course community. Storm drainage facilities will be necessary for this project. The wet well at Greenhorn Creek Lift Station No. 1 is not adequate; in order to serve this project, an additional wet well must be constructed.

The provision of water/wastewater services to a hotel/conference center at the subject property was included in the projections. The Greenhorn project proponents entered into an amended agreement with the City of Angels, dated July 7, 1998, guaranteeing the City would provide water and sewer services to the entire development. It can be assumed that the reduction in the proposal from the approved density of

125 condos or an equivalent 100 room hotel and conference center with 12,500 square feet of meeting area to 55 dwelling units will require less water and sewer capacity.

According to SEI, Solid Waste, Inc. which contracts with Angels Camp for solid waste pick-up, adequate capacity exists to accommodate the waste generated by the residential units. The solid waste generated by the project will not affect federal, state, and local statutes related to solid waste.

Mitigation Measures/Monitoring:

XVI.1) A master wastewater collection plan shall be prepared by Proponent and approved by the City Engineer. All wastewater collection lines shall be located in road rights-of-way or 20-foot-wide traversable utility easements approved by the City Engineer. The sewer line slope should be not more than six percent, to the extent feasible, where sewers are located outside of road rights-of-way.

XVI.2) Proponent shall construct an 8' diameter by 12' deep concrete wet well with access hatch adjacent to Greenhorn Creek Lift Station No. 1 and connect the new wet well to the existing lift station, as directed by the City Engineer.

VXI.3) Wastewater collection facilities shall be constructed in accordance with the 1998 City Improvement Standards at the Proponent's sole expense and shall be subject to the Rules and Regulations of the City.

XVI.4) Utilities under City control shall not be incorporated in common trenches with non-City owned utilities. Water and sewer line installation shall comply with Health Code separation requirements.

XVI.5) Water main configurations shall be designed for adequate circulation for fire flow plus average daily flows. Dead end mains shall be avoided as much as possible.

XVI.6) A water master plan shall be prepared by Proponent that demonstrates the system will deliver fire flows plus average daily flows. The plan shall be reviewed and approved by City Engineer. The master plan shall identify improvements to be constructed with the development.

XVI.7) Water system improvements shall be constructed in accordance with the 1998 City Improvement Standards at the Proponent's sole expense and shall be subject to the Rules and Regulations of City.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE –				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

The impacts of the entire Greenhorn Golf Community were analyzed in the EIR prepared in 1992. The previously proposed hotel/conference center will be replaced with 55 single-family residences. Studies submitted for the new residential project demonstrate that the impacts from the homes will be equal to or less than those originally described in the EIR. As described elsewhere in this initial study, there are no significant habitats, plant or animal communities or cultural resources on the property. The proposed project will not have potentially significant effects on human beings, either directly or indirectly. All impacts can be mitigated to a less than significant level.

Conditions of Approval for The Classics on the Ridge
Lot 124B, Greenhorn Creek
Assessor's Parcel Number 058-046-014

General/Project Design

1. Retaining walls shall be faced with rock, and should be designed to allow creeping plants such as ivy to grow on walls higher than 4 feet.

2. All exterior residential and common area light fixtures shall have full-cutoff, fully shielded bulbs to direct light downward and prevent glare. Lights shall be mounted no higher than necessary to illuminate the intended areas, and wattage shall be limited to the minimum necessary output for each light's application. Flood lights and up-lights shall not be used. Where appropriate, timers and activity switches should be used in common areas to reduce nighttime lighting impacts.

3. Only gas fireplaces shall be installed in this project. There shall be no wood-burning devices. This condition shall be included in the final Covenants, Conditions and Restrictions of the project so that the requirement will be retained for any subsequent installations following completion of the initial construction.

4. The applicant shall install a sign encouraging residents who commute to the Central Valley and Bay Area to carpool.

5. The developer shall install electrical outlets at the front and rear of each house to encourage use of electric lawnmowers and other garden tools.

6. Parking spaces and charging facilities for golf carts and low-speed electric vehicles shall be constructed in at least 25 of the 50 houses on the standard lots; low-speed electric vehicle parking and charging facilities shall also be included in the 5 custom houses.

7. The developer shall install tankless (on-demand) water heaters in all dwelling units.

8. The project shall be annexed to the Greenhorn Creek Landscape and Lighting District (LLD), and all property owners shall pay the LLD assessment accordingly.

9. The maintenance of the common areas, Parcels A, B and C, shall be the responsibility of the Homeowners Association created for this project area and shall not be the responsibility of the LLD.

Natural Resources

10. A qualified ornithologist shall conduct preconstruction surveys for nesting raptors, passerines, and non-passerine land birds no more than 30 days prior to the commencement of project-related activities if this work would commence between February 1st and August 31st. If active nests are detected, tree felling shall be delayed until the young have fledged. The qualified ornithologist shall determine the need for a construction setback.

11. Prior to the start of construction, a qualified biologist shall conduct an internal mine survey of any open mineshafts for the presence of bats. If bats are encountered, the biologist shall formulate recommendations to humanely exclude the bats prior to the start of construction and ensure that none are sealed inside the mine. Should the mine be determined to serve as a night roost, no work activities shall occur within 100 feet of the mine entrance between sunset and sunrise prior to closure. If a maternity roost is detected, exclusion and construction shall be delayed until after the end of maternity season (August 31st).

12. The applicant shall plant a minimum of 91 fifteen-gallon trees throughout the project area. Native oaks shall be used as the primary replacement species, wherever appropriate and based on soil conditions and/or adjacent watering.

13. A tree protection plan shall be submitted to the Community Development Department for approval prior to issuance of grading or building permits. During construction, oak trees and their roots shall be protected by establishing and fencing no-excavation/no-fill area encompassing an area under the entire tree canopy, consistent with the approved tree protection plan. Fencing shall be installed around the perimeter of the trees' drip line or at the limit of grading where grading encroaches into the drip line. Drip line is defined as the point where the distance from the edge of the tree canopy to the trunk is the greatest. This radius shall be used in establishing the perimeter of the exclusion fencing. Fencing shall be a minimum four-foot height at all locations, and shall form a continuous barrier without entry points around all individual trees, or groups of trees. Fencing materials shall be highly visible and sturdy such as a portable cyclone fence or comparable fencing material. Signs shall be posted on fencing prohibiting parking of vehicles or storage of materials within the trees' drip line.

14. Grade changes that affect surface and subsurface drainage around the trees shall be avoided. Adequate drainage shall be maintained to prevent any ponding of water around the base of trees.

15. Trenching within the drip line of the trees shall be minimized. Trenches shall not be excavated closer than half the distance from the trunk to the edge of the tree canopy. An alternative to trenching will be to place utilities in a conduit bored through the soil, to minimize root damage. If trenching within the drip line is unavoidable, a joint trench may be used for utilities, except non-city utilities shall not be placed in the same trench as city utilities, as noted in Condition 47, below, to minimize the damage caused by multiple trenching. Where possible, trenching shall be within the driveways, roads or other improved areas. If trenching is necessary on both sides of a tree, an arborist shall be present on site to approve and supervise. Unless absolutely necessary, roots three inches in diameter and larger should not be cut.

16. Any irrigation installed under the drip line of any of the oak trees shall be designed to be compatible with natural oak habitat, and sprinklers for other areas shall be set so the areas beneath the oak trees are not impacted by over-watering.

17. Minimize to the greatest extent practical the amount of hard surfaces under the canopies of the trees. Permeable surfaces shall be used for walkways, patios and other surfaces under the canopies of the oak trees where feasible.

Cultural Resources

18. Should ground-disturbing activities associated with construction reveal the presence of cultural resources (i.e., artifact concentrations, including arrowheads and other stone tools or chipping debris, cans, glass, etc.; structural remains; human skeletal remains), work within 50 feet of the find shall cease immediately until a qualified professional archaeologist (i.e., one who meets the Secretary of the Interior's Professional Qualification Standards pursuant to 36 CFR Part 61) can be consulted to evaluate the remains and implement appropriate mitigation procedures.

19. If any human remains are discovered during construction, state law requires that the Calaveras County Coroner and the Native American Heritage Commission be contacted. The City of Angels Planning Department shall also be notified.

Drainage and Grading

20. Prepare a Geotechnical Engineering Report for the design of all earthwork, cuts and fills, drainage, pavements, utilities, foundations and structural components. All work shall conform with the specifications and criteria contained in the geotechnical report, as approved by the City Engineer.

The geotechnical engineer shall sign the improvement plans and certify the design as conforming to the specifications. Construction and improvement plans shall be reviewed for conformance with the geotechnical specifications by the Engineering and Building Departments prior to issuance of grading or building permits. Additional soils information may be required by the Engineering or Building Departments during the plan check of building/improvement plans.

21. Prior to recordation of the final map, proponent shall complete an analysis of geological hazards by a Registered Geotechnical Engineer for Lots 49 thru 55 and make recommendations for elimination of all identified hazards contained therein, subject to the approval of the City Engineer. The final map shall contain notes regarding limitations on placement of structures (building footprint envelopes), foundation types required, or any other limitations on construction for Lots 49 thru 55 as determined by the geotechnical analysis and as required by the City Engineer.

22. Proponent shall submit a grading plan for each lot for review and approval of the City Engineer prior to construction of any improvements or approval of the final map. Proponent is alerted to Section 401(f) permit as may be required by the Regional Water Quality Control Board (RWQCB). Proponent is alerted to General Permit for Discharges of Storm Water Associated with Construction Activities required by the State Water Resources Control Board (SWRCB).

23. The project engineer shall submit compaction test data or other evidence of lot preparation and certify that all lots are satisfactory for construction using conventional concrete foundations and footings for Lots 1-48, and as specified by the Geotechnical Engineer for Lots 49 through 55.

24. The applicant shall submit a detailed drainage study, grading plan and drainage plan for review and approval by the City Engineer prior to approval of a final map, improvement plan, grading or building permit. The project grading and all site drainage improvements shall address dust and erosion control, adhere to provisions of the Clean Water Act, and be designed and constructed in conformance with the City's Standards and Specifications. No lot-to-lot sheet flow shall be permitted. Surface runoff shall be addressed within the project sites, and then conveyed to an appropriate storm drainage system. All hydrologic, hydraulic and storm drain system designs shall be subject to review and approval by the City Engineer. The Proponent shall construct all required drainage improvements as identified in the approved Drainage Study at the Proponent's sole expense.

25. A Storm Water Pollution Prevention Plan (SWPPP), which includes an Erosion Control Plan incorporating Best Management Practices, shall be submitted and approved by the City Engineer prior to issuance of grading permits, to ensure pollutants do not escape the development site during construction and for the life of the project. The plan shall include measures to provide filtration of all runoff and to prevent pollutants from entering any natural drainage.

26. The developer shall submit a Storm Water Pollution Prevention Plan (SWPP) that includes an Erosion Control Plan and incorporates Best Management Practices (BMP) established by the Regional Water Quality Control Board (RWQCB), for review and approval by the City Engineer prior to issuance of a grading permit, and for implementation of all construction to take place between October 15 and May 15 of any year. In the absence of such an approved and implemented plan, all construction shall cease on or before October 15, except for work necessary to implement erosion control measures.

27. All construction activities shall be performed in a manner that minimizes the sediment and/or pollutants entering directly or indirectly into the storm drain system or ground water. The applicant shall incorporate the following provisions into the construction plans and specification, to be verified by the City Engineer and Community Development Department, prior to issuance of grading or building permits.

    a) The applicant shall designate construction staging areas and areas for storage of any hazardous material (i.e. motor oils, fuels, paints, etc.) used during construction. All

construction staging areas shall be located way from any stream or drainage areas to prevent runoff from construction areas from entering into the drainage system. Areas designated for storage of hazardous materials shall include proper containment features to prevent contaminants from entering drainage areas in the event of a spill or leak.

b) No debris, soil, silt, sand, cement, concrete or washings thereof, or other construction-related materials or wastes, oil or petroleum products or other organic or earthen material shall be allowed to enter any drainage system. All discarded material including washings and any accidental spills shall be removed and disposed of at an approved disposal site. The applicant shall designate appropriate disposal methods and/or facilities on the construction plans or in the specifications.

28. All lots shall be graded so as not to drain onto any other lot adjoining the property prior to being deposited to an approved storm drainage system.

29. All soils disturbed by grading shall be paved, reseeded, hydromulched or otherwise stabilized as soon as possible and before the rainy season begins, by October 15 of each construction year. Emergency erosion control measures shall be utilized as requested by jurisdictional agency officials.

30. Prior to submittal of the improvement plans, the Proponent shall conduct and submit to the City Engineer a complete drainage study of the project site in accordance with the City Improvement Standards. All storm drains and street drainage shall be placed in closed conduits or other drainage facilities as approved by the City Engineer.

31. All required drainage easements shall be along lot line boundaries, or at other locations as approved by the City Engineer, and shall be shown on the final map.

32. The applicant shall submit the required Notice of Intent for compliance with the conditions for a general permit under the National Pollutant Discharge Eliminate System (NPDES) storm water permit for construction activities administered by the State of California Regional Water Quality Control Board.

33. If shafts or adits are to be backfilled for purposes of closure, the proponent shall submit to the City a report from a soils engineer, geologist, or professional engineer indicating that any fill placed in the shafts, adits, or wells that is likely to contact groundwater is composed of material that will not result in water quality degradation. If feasible, waste rock and materials onsite shall be used to fill shafts, adits and wells where there is no risk of water quality degradation or any risk of creating acid mine waste. The sulphide content of waste rock shall be evaluated prior to its use for assurance of limited risk.

Construction Impacts/Mitigation

31. The applicant shall incorporate the following Best Management Practices into the construction and improvement plans and clearly indicate these provisions in the specifications. The construction contractor shall incorporate these measures into an Erosion and Sediment Control Plan to limit fugitive dust and exhaust emissions during construction.

a) Exposed soils shall be watered periodically during construction, a minimum of twice daily. The frequency of watering shall be increased if wind speeds exceed 15 mph. Only purchased city water or reclaimed water shall be used for this purpose. Responsibility for watering shall include weekends and holidays when work is not in progress.
b) During excavation activities, haul trucks used to transport soil shall utilize tarps or other similar covering devices to reduce dust emissions.
c) Grading and construction equipment operated during construction activities shall be properly mufflered and maintained to minimize emissions. Equipment shall be turned off when not in use.
d) Traffic speeds on unpaved roads shall be limited to 15 mph.

e) Construction sites involving earthwork shall provide for a gravel pad area consisting of an impermeable liner and drain rock at the construction entrance to clean mud and debris from construction vehicles prior to entering the public roadways. Street surfaces in the vicinity of the project shall be routinely swept and cleaned of mud and dust carried onto the street by construction vehicles.
f) Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand, etc.).
g) All soils disturbed by grading shall be paved, reseeded, hydromulched or otherwise stabilized as soon as possible and before the rainy season begins, by October 15 of each construction year. Emergency erosion control measures shall be utilized as requested by jurisdictional agency officials.
h) Post-construction revegetation, repaving or soil stabilization of exposed soils shall be completed in a timely manner according to the approved Erosion and Sediment Control Plan and verified by City inspectors prior to acceptance of improvements or issuance of certificates of occupancy.
i) The Developer shall designate a person with authority to require increased watering to monitor the dust and erosion control program and provide name and phone number to the City of Angels Community Development Department prior to issuance of grading permits.
j) All Best Management Practices shall also apply to any off-site parcel used for construction staging. Staging areas shall be approved by the City prior to commencement of work.

36. All construction activities shall meet the Uniform Building Code regulations for seismic safety.

37. Foundation and structural design for all buildings shall conform to the requirements of the Uniform Building Code, state and local laws/ordinances, and for Lots 49 through 55, the recommendations of the Geotechnical Engineer. Construction plans shall be subject to review and approval by the Building Department prior to the issuance of a building permit. All work shall be subject to inspection by the Building Department and must conform to all applicable code requirements and approved improvement plans prior to issuance of a Certificate of Occupancy.

38. Prior to the commencement of grading or construction activities, access to onsite shafts and adits shall be controlled or eliminated through closure, barricade, fencing or cover.

39. All retaining walls more than 4 feet tall must be engineered.

40. Exterior and interior construction activities, as well as start-up of machines or equipment, delivery of materials or equipment, cleaning of machines or equipment, and servicing of equipment, shall be limited to between 7:00 a.m. to 6:00 p.m. Monday through Friday, except servicing of equipment shall be allowed until 7:00 p.m. The operation of heavy-impact equipment such as pile drivers shall be limited to between 9:00 a.m. to 4:00 p.m. Interior construction that is entirely contained within the building and that does not require the use of any exterior equipment, machinery or power tools shall be permitted between 9:00 a.m. and 4:00 p.m. on Saturdays, Sundays and all holidays recognized by the City of Angels. The Developer's phone number shall be made available for noise complaints.

41. All construction equipment powered by internal combustion engines shall be properly mufflered and maintained to minimize noise. Equipment shall be turned off when not in use.

42. Construction maintenance, storage and staging areas for construction equipment shall avoid proximity to residential areas to the maximum extent practical. Stationary construction equipment, such as compressors, mixers, etc. shall be placed away from residential areas and/or provided with acoustical shielding. Quiet construction equipment shall be used when possible.

43. The developer shall designate a Project Manager with authority to implement the mitigation measures and who will be responsible for responding to any complaints from the neighborhood, prior to issuance of a building/grading permit. The Project Manager's phone number shall be conspicuously posted at the construction site(s), and visible from public ways. Mitigation measures shall also be posted conspicuously at the site. The Project Manager shall determine the cause of

noise complaints (e.g. starting too early, faulty muffler, etc.) and shall take prompt action to correct the problem. Violation of the construction noise mitigation conditions may result in issuance of a stop-work order by the City of Angels Building Department until the Project Manager provides satisfactory evidence to the City that all noise problems inconsistent with these mitigation measures have been corrected.

Water and Sewer

44. A master wastewater collection plan shall be prepared by Proponent and approved by the City Engineer. All wastewater collection lines shall be located in road rights-of-way or 20-foot-wide traversable utility easements approved by the City Engineer. The sewer line slope should be not more than six percent, to the extent feasible, where sewers are located outside of road rights-of-way.

45. Proponent shall construct an 8' diameter by 12' deep concrete wet well with access hatch adjacent to Greenhorn Creek Lift Station No. 1 and connect the new wet well to the existing lift station, as directed by the City Engineer.

46. Wastewater collection facilities shall be constructed in accordance with the 1998 City Improvement Standards at the Proponent's sole expense and shall be subject to the Rules and Regulations of the City.

47. Utilities under City control shall not be incorporated in common trenches with non-City owned utilities. Water and sewer line installation shall comply with Health Code separation requirements.

48. Water main configurations shall be designed for adequate circulation for fire flow plus average daily flows. Dead end mains shall be avoided as much as possible.

49. A water master plan shall be prepared by Proponent that demonstrates the system will deliver fire flows plus average daily flows. The plan shall be reviewed and approved by City Engineer. The master plan shall identify improvements to be constructed with the development.

50. Water system improvements shall be constructed in accordance with the 1998 City Improvement Standards at the Proponent's sole expense and shall be subject to the Rules and Regulations of City.

Fire Protection

51. Install fire hydrants throughout the subdivision, per UFC/CFC § 903.42 and Appendix III-B; required maximum spacing is 500 feet. Prior to submittal of the final map, the City Fire Safety Officer shall certify that the Proponent has complied with all fire protection requirements including but not limited to the installation of the required fire hydrant system.

52. The design of the emergency vehicle access between the project site and Trendwest, at the north end of Street A, shall be reviewed and approved by the Fire Marshal.

Traffic and Streets

53. Correct the traffic study to show that the "Through Road N" identified in the EIR, connecting McCauley Ranch Road and Selkirk Ranch Road through what is now the Trendwest time share development and A Street of this project, will be gated for emergency vehicle access only, and that the traffic impacts from this development will be solely associated with the McCauley Ranch Road/Greenhorn Creek Road intersection and may have a greater impact than previously assumed in the EIR traffic study.

54. Prior to recordation of the final map, the Proponent shall construct road improvements that meet the requirements of the 1998 City Improvement Standards. Road improvements shall include but not necessarily be limited to:

    a) Construction of all roads shall be to City Improvement Standards or the revised standards approved by Planning Commission.
    b) Roads within project shall be in accordance with geometrical sections set forth in Condition 55. Traffic index shall be not less than:

Collector	6
Neighborhood	5
Private Neighborhood	5

    c) Storm drain improvements.

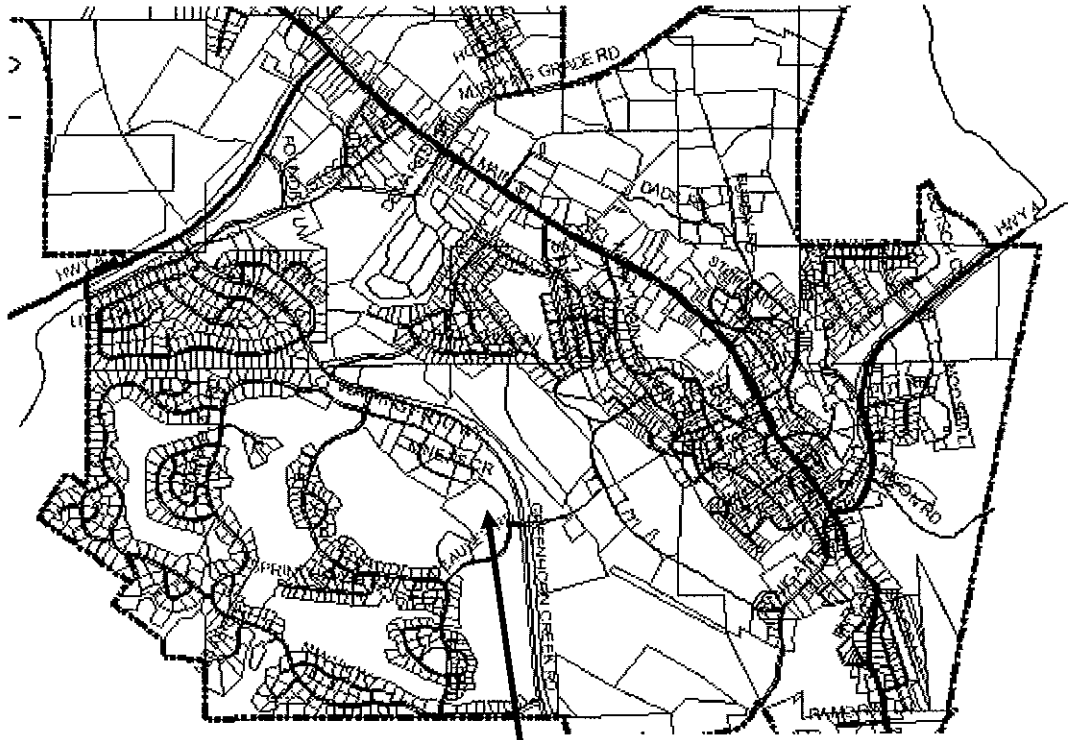
55. Road improvements shall be constructed as follows:

    a) Asphalt surface width for all proposed roads shall not be less than 20' excluding parking area width.
    b) Road design shall include a 2' debris bench adjacent to all cut slopes. Prior to approval of the road improvement plans, the City Fire Marshal shall certify all roads comply with all fire equipment turnaround requirements.
    c) All parking shall conform to Chapter 17.69 of the Angels Municipal Code. All roads shall include no parking signs as directed by the City Engineer.
    d) Sidewalk improvements shall be continuous across the frontage of Street A, Lots 13 and 14. Handicap ramps shall be placed at the following sidewalk locations:
        i. Intersection of Street A and Private A Street.
        ii. Lot 14 and on opposing side of Street A.
        iii. Existing sidewalks on both sides of McCauley Ranch Road intersection.

56. Street lights shall be similar in design and placement to the streetlights used in the Greenhorn Creek Development. Prior to submittal of the final map, the Proponent shall submit for the City Engineer's approval a copy of the proposed street lighting plan. All approved street lighting facilities shall be installed by the Proponent, at his expense, prior to recording of the final map.

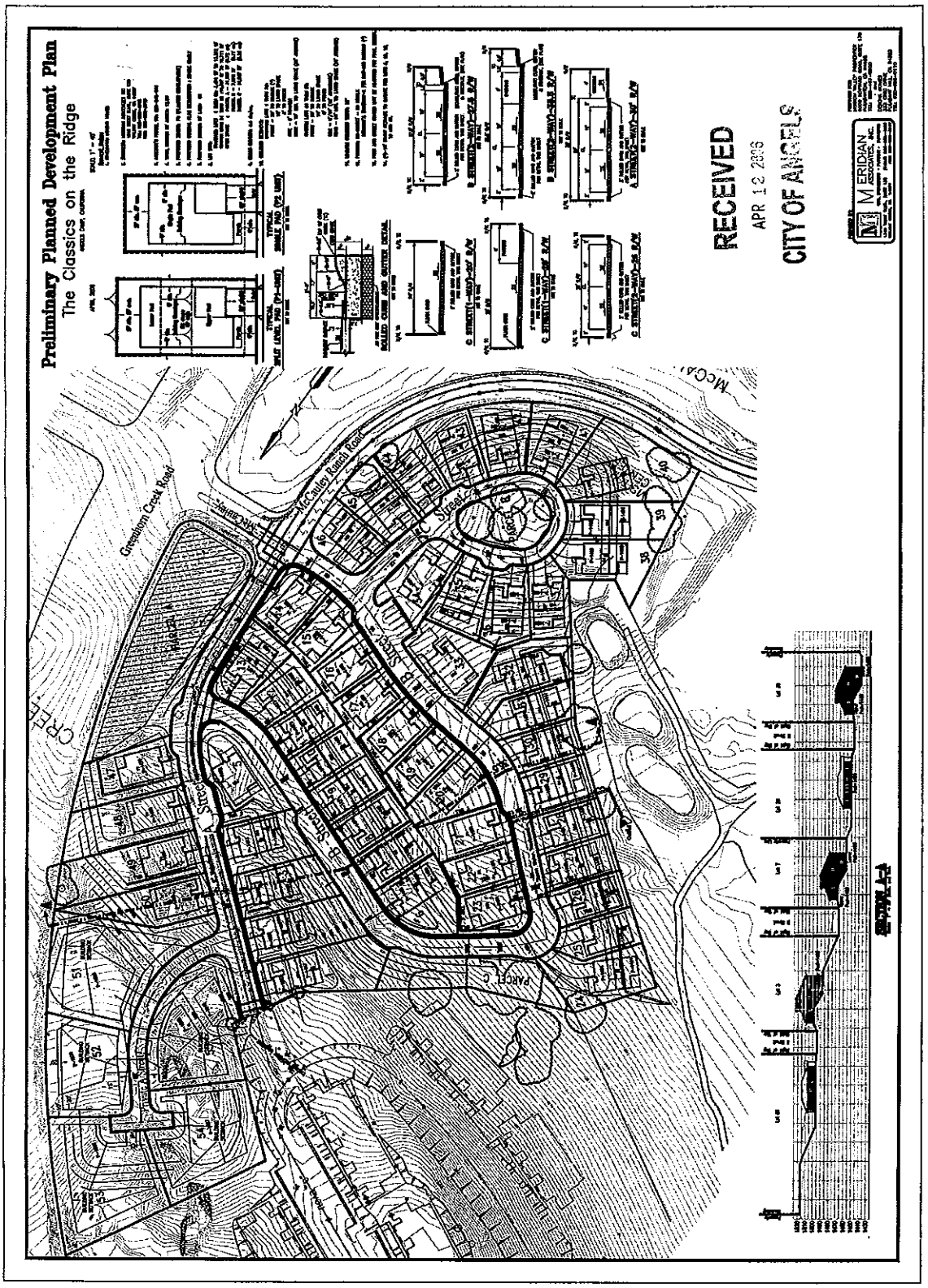
Appendix A

Location Map



Subject Property
Lot 124B, Greenhorn Creek
APN 058-046-014

Appendix B
Planned Development Plan



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Applicant's Planned Development Project Description, Vesting Tentative Map and application